

Type: CONSOLIDATED REAL PROPERTY
Recorded: 2/28/2023 2:39:28 PM
Fee Amt: \$2,126.00 Page 1 of 3
Revenue Tax: \$2,100.00
Buncombe County, NC
Drew Reisinger Register of Deeds

BK 6299 PG 1189 - 1191

There are no delinquent taxes that are a lien
the parcel(s) described in the deed which the
Buncombe County Tax Collector is charged
with collecting.

02-28-2023

Date


Deputy Tax Collector

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$2,100.00

Parcel Identifier No. 9658-83-4534-00000 Verified by _____ County on the ____ day of _____,

20____

By: _____

Mail/Box to: Martin Law Firm, P.A, 633 Merrimon Ave, Ste. D, Asheville, NC 28804, Box #

This instrument was prepared by: Goosmann Rose Colvard & Cramer, P.A., 77 Central Ave, Suite H, Asheville, NC 28801 Box # 81 (23-0287)

Brief description for the Index: _____

THIS DEED made this ____ day of _____, 20____, by and between

GRANTOR

Puffer Team Limited Partnership, a North Carolina
Limited Partnership
22 Autumn Leaf Drive
Fletcher, NC 28732

GRANTEE

Sharon G. Watson and John F. Watson, married to each other
249 Fairway Drive
Asheville, NC 28805

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot, parcel of land or condominium unit situated in the City of Asheville, _____ Township, Buncombe County, North Carolina and more particularly described as follows:

See **Exhibit A** attached hereto and incorporated herein by reference. This instrument was prepared by the Law Office of Goosmann Rose Colvard & Cramer, P.A. without review or examination of the herein described property and no opinions or representations are being made, either expressed or implied, by said law firm or any of its attorneys. This instrument was prepared by Elizabeth L.M. Cramer, a licensed NC attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 5937 page 1386.

All or a portion of the property herein conveyed does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 210 page 31.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions: Those matters set forth in the description for the property; easements and rights of way of record or in place; restrictive covenants of record; the use provisions of any governmental ordinance affecting the property and taxes for the current year.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Puffer Team, L.P, a North Carolina Limited Partnership

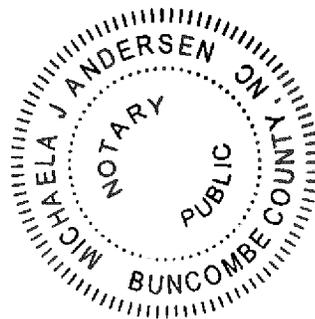
Puffer Enterprises, Inc. a North Carolina Corporation
General Partner

By: Brad Puffer
Brad Puffer, President

State of North Carolina – County of Buncombe

I, the undersigned Notary Public of the County and State aforesaid, certify that Brad Puffer, personally appeared before me this day and acknowledged that he is the President of Puffer Enterprises, Inc. a North Carolina Corporation, General Partner of Puffer Team, L.P., a North Carolina Limited Partnership and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 27th day of February, 2023

My Commission Expires 9.22.2024



Michael J. Andersen
Notary Public

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

By: _____ Register of Deeds for _____ County
Deputy/Assistant –Register of Deeds

EXHIBIT "A"

BEING all of Lot 2 as shown on that Plat recorded in Book 210 at Page 31, of the Office of the Register of Deeds for Buncombe County, North Carolina, reference to which Plat is hereby made for a more particular description.

The above-described property is conveyed together with and subject to the easements and rights of ways as shown on the above-described Plat and as described in that deed recorded in Record Book 5937 at Page 1386 of the Office of the Register of Deeds for Buncombe County, North Carolina.

BEING all of that property described in that Deed recorded in Record Book 5937 at Page 1386 of the Office of the Register of Deeds for Buncombe County, North Carolina.

BP